

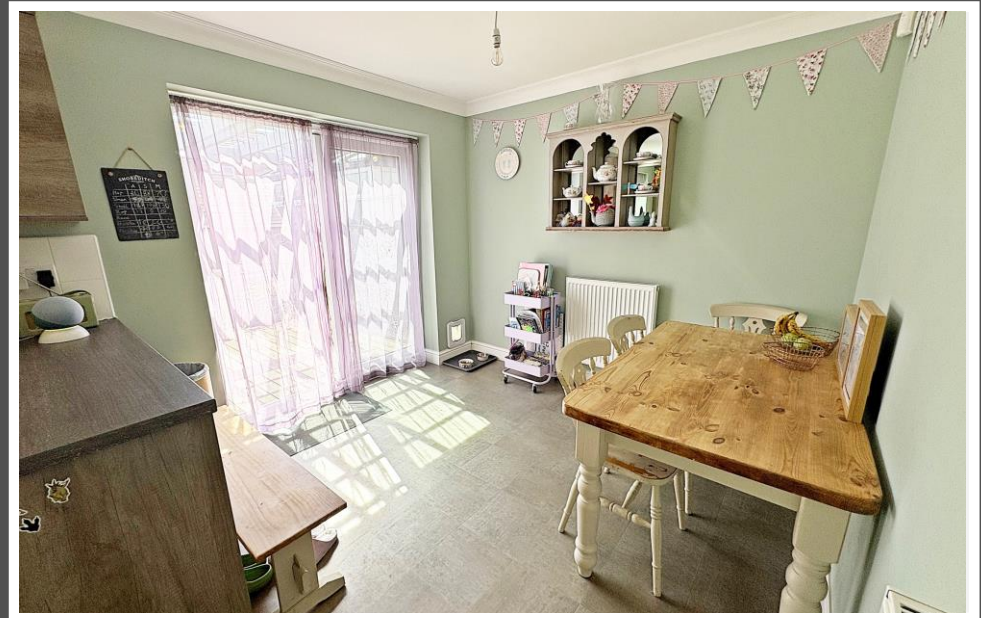
# Love Homes



Angelica Grove, Houghton Conquest, Bedfordshire, MK45 3FS



This home features a private driveway for two cars, a detached garage, and a welcoming façade. Inside, the ground floor includes a guest W.C., a front lounge, and a spacious kitchen/diner that opens to a sunny south-facing garden—ideal for entertaining or relaxing. Upstairs offers three well-sized bedrooms, including a master with en suite, plus a modern family bathroom.



This property is presented by Patrick Graystone - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



6.3m



3



1



2

Tenure: Freehold

Council Tax: D

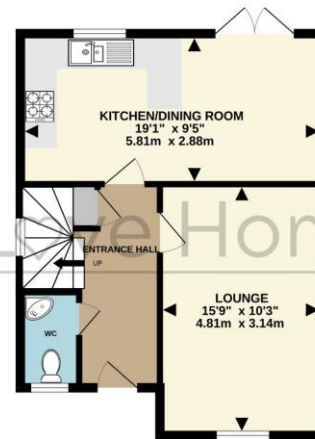
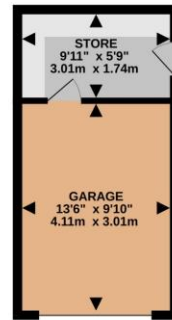




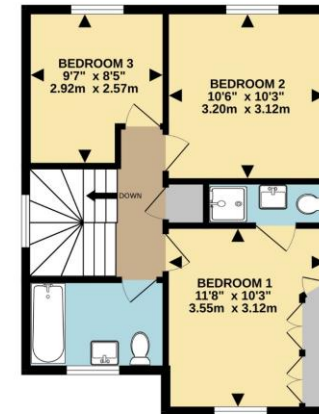
The village of Houghton Conquest is ideally located between the Bedfordshire towns of Ampthill and Bedford, both approximately five miles away. These towns offer extensive amenities, including Waitrose stores, schools, and local parks. In Houghton Conquest, you'll find two well-established pub/eateries, a local store with a sub post office, a village hall, Houghton Conquest Lower School, and numerous public footpaths and bridleways. Commuting is convenient, with Bedford providing links to London St Pancras in about forty minutes and Flitwick station, just six miles away, offering regular services that take as little as thirty-five minutes.



GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.  
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.  
Made with Metropix 62025

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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